

Municipal Clerk
Atlanta, Georgia

02- 0 -0878

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-40

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3535 Boulder Park Drive, N.W.** be changed from the R-4 (Single Family Residential) District, to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 244 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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LEGAL DESCRIPTION
Boulder Park Drive

All that tract or parcel of land lying and being in Land Lot 244 of the 14th District of Fulton County, Georgia being more particularly described as follows:

Beginning at the intersection of the easterly right of way of Howell Terrace and the northerly right of way of Boulder Park Drive (40' RW); thence in a westerly direction along said right of way of Boulder Park Drive 368.5 feet to **The True Point of Beginning**; thence leaving said right of way North 10 Degrees 58 Minutes 10 Seconds East a distance of 216.00 feet to an iron pin set; thence North 89 Degrees 12 Minutes 47 Seconds West a distance of 165.00 feet to an iron pin set; thence North 10 Degrees 14 Minutes 17 Seconds East a distance of 12.66 feet to an iron pin found; thence North 10 Degrees 34 Minutes 17 Seconds East a distance of 200.19 feet to an iron pin found; thence North 10 Degrees 23 Minutes 41 Seconds East a distance of 49.82 feet to an iron pin found; thence North 11 Degrees 26 Minutes 36 Seconds East a distance of 49.99 feet to an iron pin found; thence North 09 Degrees 53 Minutes 28 Seconds East a distance of 49.57 feet to an iron pin found; thence North 10 Degrees 09 Minutes 02 Seconds East a distance of 49.99 feet to an iron pin found; thence North 10 Degrees 16 Minutes 40 Seconds East a distance of 49.93 feet to an iron pin found; thence North 10 Degrees 37 Minutes 58 Seconds East a distance of 49.74 feet to an iron pin set; thence South 80 Degrees 37 Minutes 42 Seconds East a distance of 399.62 feet to an iron pin found; thence South 10 Degrees 30 Minutes 58 Seconds West a distance of 100.11 feet to an iron pin found; thence South 10 Degrees 27 Minutes 17 Seconds West a distance of 99.45 feet to an iron pin found; thence South 10 Degrees 20 Minutes 27 Seconds West a distance of 100.01 feet to an iron pin found; thence South 10 Degrees 25 Minutes 30 Seconds West a distance of 54.09 feet to an iron pin found; thence South 09 Degrees 29 Minutes 47 Seconds West a distance of 95.45 feet to an iron pin found; thence South 09 Degrees 42 Minutes 56 Seconds West a distance of 49.76 feet to an iron pin found; thence South 85 Degrees 28 Minutes 35 Seconds West a distance of 25.92 feet to an iron pin found; thence North 82 Degrees 52 Minutes 57 Seconds West a distance of 53.13 feet to an iron pin found; thence North 80 Degrees 22 Minutes 22 Seconds West a distance of 49.67 feet to an iron pin found; thence South 18 Degrees 39 Minutes 06 Seconds West a distance of 203.88 feet to an iron pin found located on the northerly right of way of Boulder Park Drive; thence northwesterly along said right of way following a curve to the left (having a radius of 431.40 feet) an arc length of 85.00 feet and subtended by a chord bearing and distance of North 77 Degrees 12 Minutes 29 Seconds West — 84.86 feet to **The True Point of Beginning**.

Said tract of land contains 5.0712 acres as shown on a plat of survey for Venture South Development dated March 23, 2002 bearing the seal of Christopher E. Moore, RLS 2828.